

Fund payment notice

9 April 2021

Australian Unity Healthcare Property Trust – ARSN 092 755 318 Class A Units AUS0037AU

Australian Unity Funds Management Limited as responsible entity of the Australian Unity Healthcare Property Trust ('HPT') considers that HPT is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 30 June 2021.

The following estimated components are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the Taxation Administration Act 1953 (Cth) ('the Act') (for fund payments) and Subdivisions 12A-A and 12-F of the Act (for dividend, interest and royalty payments) in respect of the period 1 January 2021 to 31 March 2021, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (subject to non-resident withholding tax)	0.1546
Other assessable Australian income	0.6489
Other foreign income	0.0037
Discounted capital gains - TAP	0.0224
AMIT CGT gross up	0.0224
Other non-attributable amounts (Tax deferred)	0.4700
Total Distribution	1.3220

The above estimated components are based on information currently available.

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 0.6937 cents per unit in respect of the period 1 January 2021 to 31 March 2021.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the 2021 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2021.